

Brentwood Planning Board

Minutes – October 3, 2013

Members Present: Bruce Stevens, Chairman Bob Magnusson
 Jane Byrne, BOS rep Rob Wofchuck
 Mark Kennedy, Alternate Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00 pm.

The manifest was signed.

Motion made by Wofchuck, 2nd by Magnusson to give St. Hilaire voting rights: all were in favor.

Motion made by Wofchuck, 2nd by Byrne to approve the September 19 minutes. The motion carried with Magnusson abstaining as he was not present.

7:00 pm: Continued Hearing: Lot Line Adjustment & SPR Amendment: Bayside Distribution – tax maps 209.068 & 209.069

The Board is in receipt of a request to continue this hearing to October 17th.

Motion made by Byrne, 2nd by Wofchuck to continue this hearing to October 17th at 7: 00 pm: all were in favor.

The PB is in receipt of a letter from the DMV, asking if L & D Auto Center, LLC can hold an inspection license at 187-A Route 125, Suite 11. This location is Gigante Park, referenced by tax map 216.044 and this has been an allowed use in the past.

Motion made by Byrne, 2nd by Wofchuck to approve the use, and authorize Stevens to sign the form: all were in favor.

7:00 pm: New Hearing – Amendment to a Previously Approved Site Plan Campy's 5K Cars, tax map 223.069

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Wofchuck, 2nd by Byrne to accept the application: all were in favor.

Dan Campano was present and addressed the Board this evening; there were no abutters present.

Campano said he is proposing to expand his display area by about fifty feet. The current approved plan shows a 20 by 40 area for cars, and abutting that shows a 20 by 60 foot area for shed display, and Campano wants to use that additional space for auto display. Greenwood had no concerns with this request, and said an affidavit would be written and recorded at the registry.

Kennedy arrived at this time.

Motion made by Wofchuck 2nd by Magnusson to grant a conditional approval, based on the plan shown tonight, contingent on the recording of an affidavit, to be prepared by Greenwood: all were in favor. Campano thanked the Board.

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Motion made by Wofchuck, 2nd by Byrne to give Kennedy voting rights: all were in favor.

Motion made by Byrne, 2nd by Magnusson to rescind St. Hilaire's voting rights: all were in favor.

7:00 pm: New Hearing – Amendment to a Previously Approved site plan: Zahid Corp - tax map 208.006

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Wofchuck, 2nd by Kennedy to accept the application: all were in favor.

Property owner Zahid Ali (Zee) was present to talk to the Board this evening. There were no abutters present.

Fire consultant Nick Cricenti viewed the site, and sent a letter stating he had no concerns from, based on Zee's plan to put 3 cars out back, and two in front, as long as the alley between the house and restaurant were left open. The town office received a call from the NHDOT, stating that any change of use along a state road would require a driveway permit from the state prior to any town approvals. Greenwood is concerned with the proposed parking in the front, and how it affects the state ROW. The ROW is only 11 feet from the north side of the building, and 15 feet from the south side of the building. He would like input from the DOT, prior to any town approvals. Zee said he would like to reopen the convenience store at this site, and wants his dealer's license for the sale of cars. He said he would only put one car in front if that is all that is allowed. Zee said the ice maker and clothes container that are on site will be removed. Site plan regulations require a parking space to be 9 x 18 and Greenwood said that can be waived by the PB, if requested and justified. Zee was asked to contact the NHDOT, and Stevens said the PB office will also contact the NHDOT.

Motion made by Byrne, 2nd by Kennedy to continue this hearing to October 17th at 7:00 pm: all were in favor. Zee thanked the Board for their time this evening.

Wofchuck talked about the new Green Infrastructure Community Implementation Funding application. Members agreed to support applying for funding for design work for stormwater management for the highway shed/proposed salt shed. Wofchuck will prepare a draft application.

Motion made by Wofchuck, 2nd by Magnusson to adjourn at 8:30: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board